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HARYANA GOVERNMENT

ENERGY DEPARTMENT

Notification

The 30th January, 2026

No. 23/13/2022-5E.— In exercise of power conferred under section 67 & 68 of the Electricity Act 2003, the State Government hereby makes following provisions for determination of compensation towards the damages and payment for Right of Way (RoW) as stipulated in section 12 to 18 of Indian Electricity Act, 1910 read with section 10 & 16 of the Indian Telegraph Act, 1885 for laying of 66kV and above Intra-State Transmission System (In-STS) lines in the state of Haryana. This policy shall supersede and substitute the earlier policy for determination of compensation towards the 'damages' for laying of 66kV and above overhead Transmission lines issued *vide* Notification No. 23/13/2022-5E dated 10.07.2024.

Determination of Compensation:

(I) **Crop Compensation:** Compensation be paid to the farmers for damage caused to their crops at the following stages obtaining the certificate of Patwari (or any higher rank officer of Revenue Department) of the area concerned.

Sr. No.	Stage of Work	Compensation Determination
i	Casting of Tower Foundation	On the basis of certificate issued by Patwari (or any higher rank officer of Revenue Department) containing the following minimum information: (i) Name of entitled person (ii) Area affected (in Acres) (iii) Nature of crop damaged (iv) Calculation of Yield (v) Rate of Crop Taken into Account (vi) Amount of Compensation Determined *(Area of crops damaged in acre **X** rate of damaged crop per Acre **X** Crop yield per acre)*
ii	Erection of Transmission Tower	
iii	Stringing of Conductor	

Note: Compensation shall be paid into the Bank Account of the entitled person on the basis of certificate issued by Patwari (or any higher rank officer of Revenue Department).

(II) **Compensation for diminution in value of land due to Installation of Transmission Line:**

(1) **Applicability:** The compensation shall be payable only for Intra-State Transmission System Lines (In-STS) supported by a tower base of 66kV Voltage level and above, and not for sub-transmission and distribution lines below 66kV.

(2) **Determination of Compensation:** The compensation shall ordinarily be based on the Circle rate/Collector rate/Guideline value/Stamp Act rates of the land, except where the market rate exceeds the Circle rate/Collector rate/Guideline value/Stamp Act rates. In such instances, the land value shall be determined based on the prevailing market rate as ascertained by theDistrict Magistrate/District Collector/Deputy Commissioner through **Market Rate Committee** (**MRC**) by following the **Land Evaluation Methodology (Annexure-A).**

However, the **"Market Rate Committee** (**MRC**)**"** shall submit its recommendation to Deputy Commissioner to decide the rate of land to work out the compensation to be paid to the land owners on account of diminution of land value for laying of 66kV & above Transmission lines in the state of Haryana.

The determined land value shall serve as the basis for compensation and shall be promptly communicated by the respective District Magistrate/District Collector/Deputy Commissioner.

(3) **Tower Base Compensation:** Compensation for the tower base area shall be 200% of the land value. The tower base area shall be the area enclosed by the four legs of the tower at ground level, plus an additional one (1) meter extension on each side.

(4) **RoW Corridor Compensation:** The compensation amount for Right-of-Way (RoW) corridor shall be as follows for transmission lines:-

i. 30% of the land value in rural areas.

ii. 60% of the land value in municipal corporations and metropolitan areas notified by the State Government.

iii. 45% of the land value for municipalities, nagarpanchayats and all other urban planning areas notified by the State Government.

Note - 'Urban Planning Area' as mentioned above would have the same effect and meaning as an 'Urban Area' defined in section 2(O) of The Haryana Development and Regulation of Urban Areas Act, 1975 (as amended from time to time) and is presently defined as under:-

"Any area of land within the limits of a municipal area or notified area or the Faridabad Complex or situate within five kilometres of the limits thereof, or any other area where, in the opinion of the Government, there is a potential for building activities and the Government by means of notification declares."

* In case of any doubt regarding whether any land is part of an urban area or not - the opinion of Town & Country Planning department, Haryana shall be obtained and shall be final & binding.

Land within the RoW corridor, as defined in Schedule VII of the Central Electricity Authority (Technical Standards for Construction of Electrical Plants and Electric Lines) Regulations, 2022 **(Annexure-B)** as amended from time to time**,** shall be eligible for compensation. This compensation will address the potential diminution of land value due to the presence of overhead lines or underground cables within the RoW corridor. No construction activity of any kind would be permitted within the RoW of the transmission line.

(5) **Alternate Compensation:** In areas where land owner/owners have been offered/accepted alternate mode of compensation by Corporation /Municipality concerned under Transfer of Development Rights (TDR) policy of the State, the licensee /utility shall deposit compensation amount as per (3) & (4) above with the Corporation/ Municipality/ Local Development Authority or the State Government.

(6) **Areas with RoW constraints:** When laying transmission lines in areas with RoW constraints, various technologies can be considered to optimize the use of space. These technologies are outlined in the Central Electricity Authority (Technical Standards for Construction of Electrical Plants and Electric Lines) Regulations, 2022. Some options include: steel pole structures, narrow-based lattice towers, multi-circuit and multi-voltage towers, single-side stringing with lattice or steel poles, XLPE underground cables, Gas Insulated Lines (GIL), compact towers with insulated cross arms, Voltage Source Converter (VSC) based High Voltage Direct Current (HVDC) systems, and more.

(7) **Landowner Identification:** During the check survey conducted at the execution stage, the names of landowners whose property falls within the transmission line's Right-of-Way (RoW) will be documented. This process shall adhere to the Regulation 84 (8) of the Central Electricity Authority (Technical Standards for Construction of Electrical Plants and Electric Lines) Regulations, 2022.

(8) **Compensation Payment:** Compensation payment shall be one-time and upfront. Compensation shall be paid into the Bank Account of the entitled person on the basis of certificate issued by Patwari (or any higher rank officer of Revenue Department) containing the following minimum information:

(i) Name of the entitled person.

(ii) Address of the entitled person.

(iii) Bank details of the entitled person.

(9) **Pass through by HERC**: If the actual RoW compensation paid by the TSP due to implementation of these guidelines or the extant guidelines/ policy of the appropriate government differs from the base RoW compensation determined for the In-STS Scheme as per Tariff Based Competitive Bidding (TBCB) Guidelines, the same shall be eligible for pass through under Change in Law (CIL) by the Haryana Electricity Regulatory Commission (HERC).

(III) This policy shall become effective from the date of publication of notification in Haryana Government Gazette. It is made clear that policy shall apply prospectively to all works, including ongoing works, which are yet to be completed.

(IV) This policy shall be applicable forIntra-State transmission (In-STS) lines of 66kV voltage level and above in the State to be constructed by HVPNL/PGCIL/other Central/State Government agencies and all private entities.

Enclosure: Annexure-A & B

SHYAMAL MISRA,
Additional Chief Secretary to Government Haryana,
Energy Department.

Annexure - A

1. Committee for Market Rate Determination -

(a) The market rate of land shall be determined by the following **Market Rate Committee (MRC)** based on the valuation by independent land valuers:

(i) District Magistrate/District Collector/Deputy Commissioner or his/her nominee (not below Sub-Divisional Magistrate) - Chair

(ii) Representative of land owners- Member

(iii) Nominee of Intra State Transmission Service Provider (TSP) (if any) – Member

(iv) Superintending Engineer/TS, HVPNL of the concerned Area - Member

The District Magistrate/District Collector/Deputy Commissionermay co-opt one additional member as may be required.

(b) The **Market Rate Committee (MRC)** shall give its recommendation to the Deputy Commissioner in respect of the rate of land to work out the compensation to be paid to the land owners **on account of diminution of land value** for laying of 66kV & above Transmission lines in the state of Haryana. The land owner in whose land the towers / line is proposed to be installed will be afforded /granted opportunity of being heard by the committee, in case he/she requests for the same.

(c) The final decision will be taken by Deputy Commissioner after considering the recommendations of the "**Market Rate Committee (MRC)**". The determined land value shall serve as the basis for compensation and shall be promptly communicated by the respective Deputy Commissioner to the executing agency.

2. The Nodal department shall be the Energy Department and Managing Director, HVPNL shall coordinate expeditious implementation of this policy for all such projects covered under this policy.

3. Land Valuation Methodology

(a) MRC shall appoint two valuers – one nominated by the HVPNL/TSP and the other by the representative of landowners. The MRC shall engage the land valuers empanelled by the Insolvency and Bankruptcy Board of India (IBBI) as per the list available at website of IBBI (https://ibbi.gov.in). The valuers should preferably be from the same State or, if an adequate pool of valuers is not available, from adjoining States. The reference market rate shall be determined as specified below:-

(i) If the difference in the market rates worked out by valuers is less than 20% over the lowest value, then average value of the two valuations shall be taken as the reference market rate.

(ii) If the difference exceeds 20%, MRC may negotiate the reference market rate.

(iii) Else, or if negotiation fails, then MRC shall engage a third valuer, and the reference market value shall be determined as the average of the two closest valuations.

(b) The assessed reference market rate shall serve as the basis for determination of market rate by the MRC.

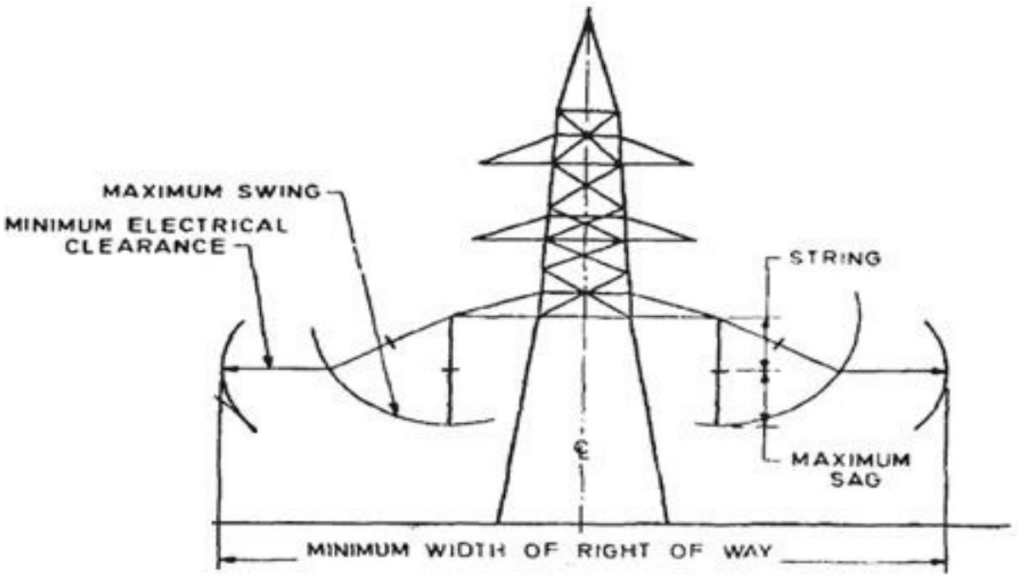
(c) The professional fee/charges of the land valuer shall be borne by the TSP and shall form part of the RoW compensation cost.

4. Appeal:-The Divisional Commissioner having jurisdiction, is the single Appellate Authority. He/She may co-opt/seek assistance of any officer in his/her jurisdiction in deciding the appeal(s). The procedure of the appeal shall be summary and shall be compliant to the principles of natural justice and in good faith.

Annexure - B

Right of Way (RoW) for normal route, forest area, populated area and approach section near substation as stipulated in Schedule-VII of the CEA Regulation 2022.

1.1 A generic way to define Right of Way (RoW) is 'a path that you are legally allowed to use to cross land that does not belong to you'. In case of electric transmission lines RoW is basically a strip of land required by a utility for constructing, maintaining and protecting its transmission line. RoW is sometimes also referred as Transmission Corridor. It is the minimum safety corridor around power lines to meet the requisite safety clearances as well as the electromagnetic field exposure limits.



1.2 Schedule-VII of Central Electricity Authority (Technical Standards for Construction of Electrical Plants and Electric Lines) Regulations, 2022 provides details of Right-of-way for transmission lines of different voltage levels (with specific conductor type and configuration, design span and string arrangement) traversing through normal terrain or route without constraint, forest area, urban area, populated area and approach section near substation as under:

Table:

Voltage level	***Configuration***	***Conductor type***	***Terrain***	***Design Span***	***String Type***	***RoW width in m (for compensation purpose)***
765 kV D/C	Vertical	ACSR ZEBRA	Normal route without constraint	400	"I" String	67
					"V" String	
					Tension	
			Forest	300	"V" String	56
					Tension	
			Urban area / populated area / approach section near substation	250	"V" String	54
					Tension	

Voltage level	***Configuration***	***Conductor type***	***Terrain***	***Design Span***	***String Type***	***RoW width in m (for compensation purpose)***
765 kV S/C	Vertical /Delta	ACSR BERSIMIS	Normal route without constraint	400	"I" String	64
					"V" String	
					Tension	
			Forest	300	"V" String	54
					Tension	
			Urban area / populated area / approach section near substation	250	"V" String	52
					Tension	
765 kV S/C	Horizontal	ACSR BERSIMIS	Normal route without con straint	400	"I" String	74
					"V" String	
					Tension	
			Forest	300	"V" String	65
					Tension	
			Urban area / populated area / approach section near substation	250	"V" String	62
					Tension	
±800 kV HVDC	Horizontal	ACSR Lapwing	Normal route without constraint/Forest/ Urban	400	"Y" String	69
±500 kV HVDC	Horizontal	ACSR Lapwing	Normal route without constraint/Forest/ Urban	400	"V" String	52
400 kV D/C	Vertical	ACSR MOOSE	Normal route without constraint	400	"I" String	46
					"V" String	
					Tension	
			Forest	300	"V" String	40
					Tension	
			Urban area / populated area / approach section near substation	250	"V" String	38
					Tension	
400 kV S/C	Horizontal/ Vertical	ACSR MOOSE	Normal route without constraint	400	"I" String	52
					"V" String	
					Tension	
			Forest	300	"V" String	47
					Tension	
			Urban area / populated area / approach section near substation	250	"V" String	44
					Tension	

Voltage level	***Configuration***	***Conductor type***	***Terrain***	***Design Span***	***String Type***	***RoW width in m (for compensation purpose)***
1200 kV	Horizontal	ACSR Moose	Normal route without constraint/Forest/ Urban	400	"V" String	89
220 kV D/C	Vertical	ACSR ZEBRA	Normal route without constraint	350	"I" String	32
					"V" String	
					Tension	
			Forest	300	"V" String	28
					Tension	
			Urban area / populated area / approach section near substation	200	"V" String	24
					Tension	
132 kV D/C	Vertical	ACSR PANTHER	Normal route without constraint	320	"I" String	25
					"V" String	
					Tension	
			Forest	200	"V" String	21
					Tension	
			Urban area / populated area / approach section near substation	150	"V" String	19
					Tension	
110 kV D/C	Vertical	ACSR PANTHER	Normal route without constraint	305	"I" String	22
					"V" String	
					Tension	
			Forest	200	"V" String	19
					Tension	
			Urban area / populated area / approach section near substation	150	"V" String	17
					Tension	
66 kV	Vertical	ACSR PANTHER	Normal route without constraint	250	"I" String	18
					"V" String	
					Tension	
			Forest	150	"V" String	14
					Tension	
			Urban area / populated area / approach section near substation	100	"V" String	13

12390—C.S.—H.G.P., Pkl.